



# City of Nashua

## Community Development Division

City Hall, 229 Main Street, PO Box 2019  
Nashua, New Hampshire 03061-2019

Community Development	589-3095
Planning and Zoning	589-3090
Building Safety	589-3080
Code Enforcement	589-3100
Urban Programs	589-3085
Economic Development	589-3070
Conservation Commission	589-3105
FAX	589-3119
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## ZONING BOARD OF ADJUSTMENT

**MARCH 28, 2017**

### AGENDA

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will be held on Tuesday, March 28, 2017, at 6:30 PM at the Nashua City Hall Auditorium, 3rd floor, 229 Main Street.

1. Crimson Properties, LLC, (Owner) 699 West Hollis Street (Sheet F Lot 423) & Judith Walker & Deborah Howe (Owners) 701 West Hollis Street (Sheet F Lot 59) appealing the decision of the administrative officer that a proposed elderly housing development is not considered by staff to be an elderly housing development; and that more than one principal structure would be allowed on one lot. R9 Zone, Ward 5. **[TABLED FROM JANUARY 24, 2017 MEETING]**
2. John J. Flatley Company (Owner) Expose Signs & Graphics (Applicant) 15 Tara Boulevard (Sheet A Lot 995) requesting the following variances: 1) to exceed maximum ground sign area for an existing sign, 150 sq.ft permitted, 256 sq.ft granted by Zoning Board on 5-12-15, permit issued for 239 sq.ft - an additional 36 sq.ft panel proposed; and, 2) to allow proposed sign panel for an off-premise site at 200 Innovative Way for use to be determined later. PI Zone, Ward 8. **[TABLED FROM FEBRUARY 14, 2017 MEETING] [POSTPONED TO APRIL 11, 2017 MEETING PER APPLICANT REQUEST]**
3. Keri N. & Rhett S. Pitre (Owners) 18 Legacy Drive (Sheet B Lot 3178) requesting the following variances: 1) to encroach 4 feet into the 6 foot required right side yard setback; and 2) to encroach 4 feet into the 6 foot required rear yard setback, both requests to install a 10'x14' shed. R18 Zone, Ward 5. **[POSTPONED FROM MARCH 14, 2017 MEETING - MEETING CANCELLED DUE TO WEATHER]**
4. CPC Investments, LLC (Owner) 62-64 Lake Street (Sheet 101 Lot 60) requesting variance for minimum lot area, 23,590 square feet existing, 27,878 square feet required, to convert an existing two-family building into a 3-family building, and construct an additional five-unit multi-family building. RC

Zone, Ward 6. **[POSTPONED FROM MARCH 14, 2017 MEETING - MEETING CANCELLED DUE TO WEATHER]**

5. City of Nashua (Owner) Tim Cummings, Director of Economic Development, City of Nashua (Applicant) 44 Broad Street (Sheet 71 Lot 2) requesting use variance to allow for construction of a new building for retail use. GI Zone, Ward 4.
6. Estate of Estelle B. Berthiaume (Owner) Lefavor Folio, LLC (Applicant) 266 Broad Street (Sheet 138 Lot 460) requesting the following variances: 1) minimum lot frontage, 60 feet required, 50 feet proposed; and, 2) minimum lot width, 75 feet required, 50 feet proposed - to subdivide one lot into three lots. R9 Zone, Ward 1.
7. Estate of Nadine Trask (Owner) Sequel Development & Management (Applicant) 30 & "L" Nagle Street (Sheet 102 Lots 83 & 84) requesting the following variances: 30 Nagle Street: 1) minimum lot area, 4,500 sq.ft existing, 6,000 sq.ft required, 2) lot width, 50 feet existing, 60 feet required, 3) to maintain and keep garage that would encroach 7 feet into the 7 foot required left side yard setback; "L" Nagle Street: 4) minimum lot area, 4,500 sq.ft existing, 6,000 sq.ft required; and 5) lot width, 50 feet existing, 60 feet required - all requests to construct a new house on "L" Nagle Street. RB Zone, Ward 6.
8. Jonathan D. & Katherine M. Stavely (Owners) 14 Marian Lane (Sheet B Lot 1849) requesting the following variances: 1) to encroach 1 foot into the 10 foot required right side yard setback; and, 2) to encroach 22 feet into the 30 foot required rear yard setback - both requests to remove and replace existing deck that is encroaching 17 feet into the rear yard setback. R9 Zone, Ward 9.

OTHER BUSINESS:

1. Review of Motion for Rehearing:
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings.

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED  
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."